QUITCLAIM DEED
WITHOUT COVENANT

KNOW ALL PERSONS BY THESE PRESENTS THAT Mellin Holdings, LLC, a Maine Limited Liability Company, with a place of business in Yarmouth, County of Cumberland, State of Maine, for consideration paid, RELEASES to Mika Lentz, whose mailing address is 73 High Street, Yarmouth, ME 04096, the land, together with any improvements thereon, located at 73 High Street, Yarmouth, County of Cumberland, State of Maine, and being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Alice Mellin of Mellin Holdings LLC has caused this instrument to be signed and sealed this 8th day of December, 2017.

MAINE REAL ESTATE TAX PAID

WITNESS:

Mellin Holdings, LLC

By: Alice Mellin
Its: Manager

STATE OF MAINE
COUNTY OF Cumberland

December 8, 2017

Then personally appeared before me the above named Alice Mellin, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed, and the free act and deed of Mellin Holdings, LLC.

Attorney at Law/~~Notary Public~~

Drew A. Anderson
Printed Name

EXHIBIT A
73 HIGH STREET, YARMOUTH
Deed from Mellin Holdings, LLC
To Mika Lentz

A certain lot or parcel of land with the buildings thereon, situated on High Street in the Town of Yarmouth, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe in the Southerly line of said High Street which pipe is North 60° West measured along said line of said street eighty-two and one-half (82½) feet from the most Northerly corner of land now or formerly of Bertha Sawyer; thence South 30° West at right angles to said line of High Street and by other land now or formerly of Richard C. Sylvester et al., one hundred fifty (150) feet to an iron pipe in the ravine; thence South 60° East parallel to said line of said High Street and by the other land now or formerly of said Sylvester et al., fifty-two (52) feet to an iron pipe in the line of land now or formerly of said Sawyer; thence South 48½ West by land now or formerly of said Sawyer three hundred ten (310) feet to a blazed yellow birch tree at an angle in the line of land now or formerly of said Sawyer; thence South 32° East by line of land now or formerly of said Sawyer two hundred fifty-nine and one-half (259½) feet to land now or formerly of Herbert Smith; thence South 81½ West by land now or formerly of said Smith four hundred fifty-five and one-half (455½) feet to land now or formerly of Frank Rand; thence North 42° West by land now or formerly of said Rand one hundred ninety (190) feet to land now or formerly of Ralph B. Stevens; thence North 43½ West by land now or formerly of said Stevens six hundred forty-five and one-half (645½) feet to a point one hundred fifty (150) feet from and measured at right angles to said line of High Street and to other land now or formerly of said Sylvester et al., thence South 60° east parallel to and maintaining a distance of one hundred fifty (150) feet measured at right angles from said line of High Street one hundred seventeen and one half (117½) feet to an iron pipe; thence North 30° East at right angles to said line of High Street by other land now or formerly of said Sylvester et al., and by land now or formerly of said Sylvester et al., and by land now or formerly of Roland C. O'Brian et al., one hundred fifty (150) feet to line of said High Street; thence South 60° East by line of said High Street eighty-six (86) feet to the point of beginning.

Said parcel containing four and one-half (4½) acres of land, more or less.

This conveyance is made subject to pole and other rights granted by John M. Gooding and Melissa Brewer to New England Telephone and Telegraph Company by deed dated September 16, 1913 and recorded in Cumberland County Registry of Deeds in Book 929, Page 179, subject to pole and other rights granted by Charles A. Perry et al., to New England Telephone and Telegraph Company by deed dated May 24, 1941 and recorded in said Registry of Deeds in Book 1646, Page 111, and subject to the right to construct, maintain and use a line of pipe granted by Richard G. Sylvester et al., to Ralph B. Stevens, dated December 20, 1949 and recorded in said Registry of Deeds in Book 1986, Page 89.

Meaning and intending to convey and hereby conveying the same premises conveyed to Mellin Holdings, LLC by Quitclaim Deed Without Covenant from Alice Mellin, dated of near or even date herewith to be recorded in said Registry of Deeds prior hereto.

Received
Recorded Register of Deeds
Dec 21,2017 02:36:08P
Cumberland County
Nancy A. Lane